

185.0

0004

0005.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card /
837,300 /Total Parcel
837,300

USE VALUE:

837,300 /

837,300

ASSESSED:

837,300 /

837,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
98		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WHITE DONNA L
Owner 2:	
Owner 3:	

Street 1: 98 HATHAWAY CIR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: PIACENTINI ANGELO & MONICA -

Owner 2: -

Street 1: 98 HATHAWAY CIR

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 13,020 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Asbestos Exterior and 3055 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13020		Sq. Ft.	Site		0	70.	0.62	7									567,419						567,400	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		13020.000	269,900		567,400	837,300			
Total Card		0.299	269,900		567,400	837,300	Entered Lot Size		
Total Parcel		0.299	269,900		567,400	837,300	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	274.04	/Parcel: 274.0	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	270,000	0	13,020.	567,400	837,400	837,400	Year End Roll	12/18/2019
2019	101	FV	258,000	0	13,020.	567,400	825,400	825,400	Year End Roll	1/3/2019
2018	101	FV	258,000	0	13,020.	478,300	736,300	736,300	Year End Roll	12/20/2017
2017	101	FV	258,000	0	13,020.	437,700	695,700	695,700	Year End Roll	1/3/2017
2016	101	FV	262,600	0	13,020.	372,900	635,500	635,500	Year End	1/4/2016
2015	101	FV	217,900	0	13,020.	324,200	542,100	542,100	Year End Roll	12/11/2014
2014	101	FV	217,900	0	13,020.	299,900	517,800	517,800	Year End Roll	12/16/2013
2013	101	FV	217,900	0	13,020.	285,300	503,200	503,200		12/13/2012

Parcel ID 185.0-0004-0005.A

!14374!

PRINT

Date 12/11/20 Time 04:13:59

LAST REV

Date 08/30/18 Time 14:41:40

apro

14374

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PIACENTINI ANGE	1316-102		3/7/2006	Family		No	No		
	632-128		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/10/2017	143	New Wind	7,300	C				
5/24/2011	485	Manual	3,500					

ACTIVITY INFORMATION

Date	Result	By	Name
8/6/2018	MEAS&NOTICE	BS	Barbara S
11/13/2008	Measured	355	PATRIOT
2/25/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/5/2000	Measured	163	PATRIOT
7/16/1993		RV	

Sign:

VERIFICATION OF VISIT NOT DATA

____/____/____



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 21 - Split Level				Full Bath: 1	Rating: Average			A Bath:	Rating:										
Sty Ht: 1 - 1 Story				3/4 Bath:	Rating:														
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:														
Foundation: 1 - Concrete				1/2 Bath: 1	Rating: Average														
Frame: 1 - Wood				A HBth:	Rating:														
Prime Wall: 5 - Asbestos				OthrFix:	Rating:														
Sec Wall: 8 - Brick Veneer	50%																		
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1									
Color: GRAY				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Fpl: 2	Rating: Average			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C - Average								Lvl 2											
Year Blt: 1959	Eff Yr Blt:							Lvl 1											
Alt LUC:	Alt %:							Lower											
Jurisdct: G12	Fact: .							Totals	RMS: 9	BRs: 3	Baths: 1	HB: 1							
Const Mod:				CONDOS INFORMATION				REMODELING				RES BREAKDOWN							
Lump Sum Adj:				Location:				Exterior:	No Unit	RMS	BRs	FL							
INTERIOR INFORMATION				Total Units:				Interior:	1	9	3								
Avg Ht/FL: STD				Floor:				Additions:											
Prim Int Wall: 1 - Drywall				% Own:				Kitchen:											
Sec Int Wall:	%			Name:				Baths:											
Partition: T - Typical				DEPRECIATION				Plumbing:											
Prim Floors: 4 - Carpet				Phys Cond: AV - Average	31.	%		Electric:											
Sec Floors:	%			Functional:		%		Heating:											
Bsmnt Flr: 12 - Concrete				Economic: L - Location	10.	%		Totals	1	9	3								
Subfloor:				Special:		%		General:											
Bsmnt Gar: 1				Override:		%													
Electric: 3 - Typical				Total: 37.9	%														
Insulation: 2 - Typical				CALC SUMMARY															
Int vs Ext: S				Basic \$ / SQ: 95.00															
Heat Fuel: 1 - Oil				Size Adj.: 1.09322500															
Heat Type: 3 - Forced H/W				Const Adj.: 0.98010004															
# Heat Sys: 1				Adj \$ / SQ: 101.790															
% Heated: 100				Other Features: 86000															
Solar HW: NO				Grade Factor: 1.00															
% Com Wall				NBHD Inf: 1.00000000															
				NBHD Mod:															
				LUC Factor: 1.00															
				Adj Total: 434612															
				Depreciation: 164718															
				Depreciated Total: 269984															
MOBILE HOME				WtAv\$/SQ:				Juris. Factor: 1.00		Before Depr: 101.79									
Make: [] Model: [] Serial #: [] Year: [] Color: []								Special Features: 0		Val/Su Net: 60.23									
SPEC FEATURES/YARD ITEMS								Final Total: 269900		Val/Su SzAd: 113.93									
PARCEL ID 185.0-0004-0005.A																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y		112X8	F	FR	1980		0.00	T	39	101						
More: N				Total Yard Items: []				Total Special Features: []				Total: []							